HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

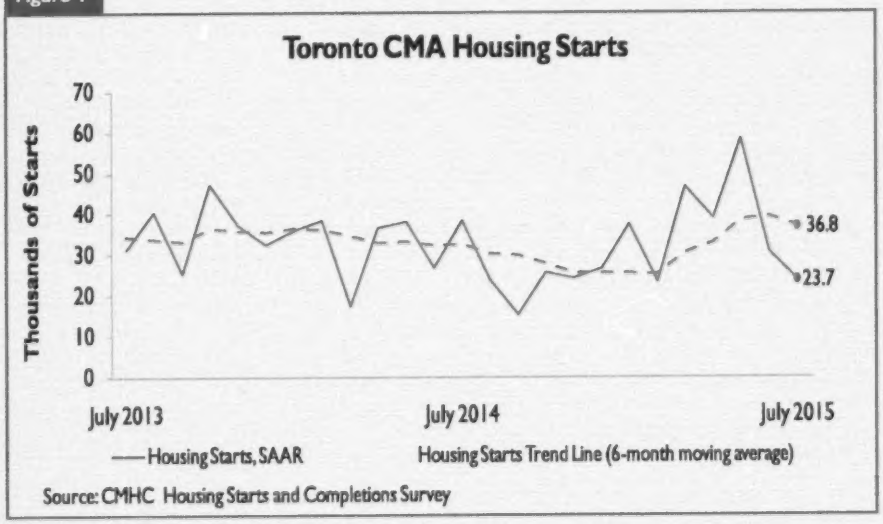
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2015

Highlights

- Total housing starts trended lower in July
- The decline in total starts was due to fewer high-rise starts, while low-rise starts trended higher
- Existing home sales decreased 1.1 per cent

Figure 1



Source: CMHC Housing Starts and Completions Survey

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Toronto Census Metropolitan Area (CMA) trended lower at 36,810 units in July compared to 39,108, in June according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Toronto housing starts decreased for the first time in five months, due to contracting apartment starts. However, strong sales of pre-construction condominium apartments over the past two years will convert to more starts as the year progresses. Low-rise starts remained robust, as a tightening resale market resulted in demand spilling over into the new home market.

The City of Toronto maintained the highest number of starts, most of which were apartment units, but also a large number of single-detached and row starts. The City of Vaughan and Brampton had the next highest number of starts, which was made up of mostly single-detached homes.

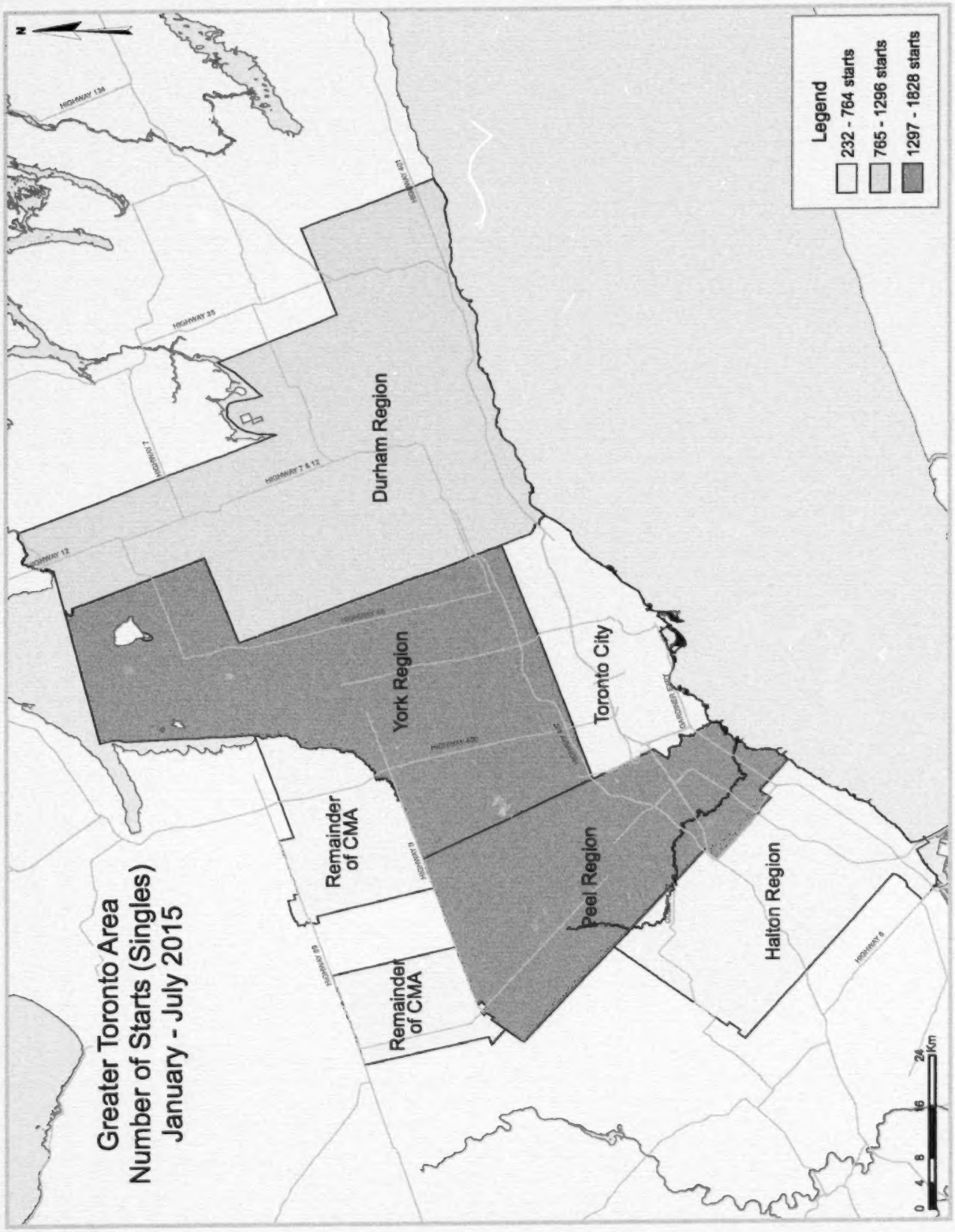
Existing home sales in the GTA backed off from previous highs this month. The seasonally adjusted MLS® sales decreased by 1.1 per cent from the previous month, but still represented the highest July on record. Declining new listings supply kept prices high. The average price of an existing home was unchanged at $622,637.

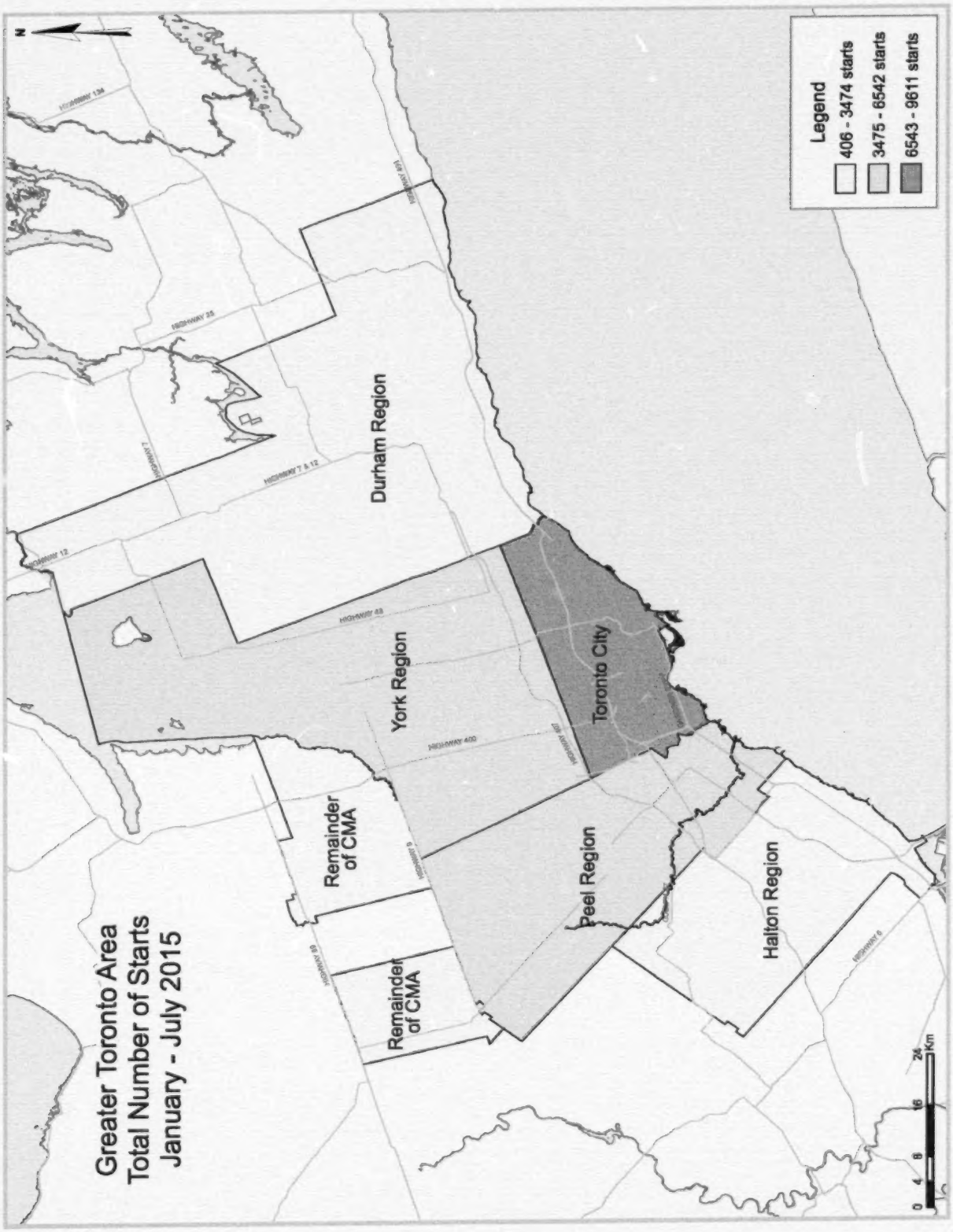
Greater Toronto Area
Number of Starts (Multiples)
July 2015
Legend
8 - 230 starts
231 - 452 starts
453 - 674 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 35
HIGHWAY 12
HIGHWAY 6
0
4
8
16
24
Km

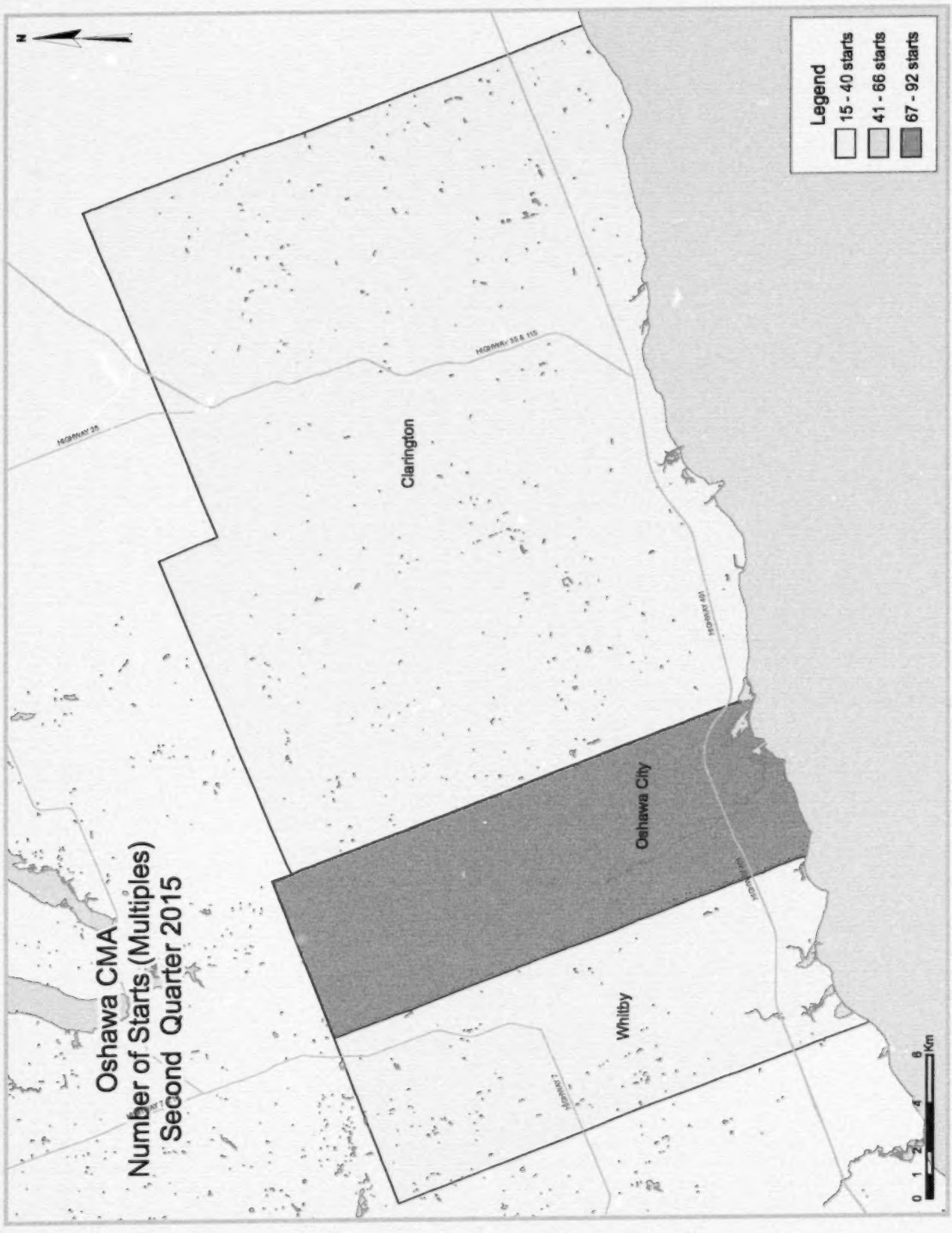
Greater Toronto Area
Number of Starts (Singles)
July 2015
Legend
35 - 147 starts
148 - 259 starts
260 - 371 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 35
HIGHWAY 7
HIGHWAY 48
HIGHWAY 6
HIGHWAY 6
0
4
8
16
24
Km

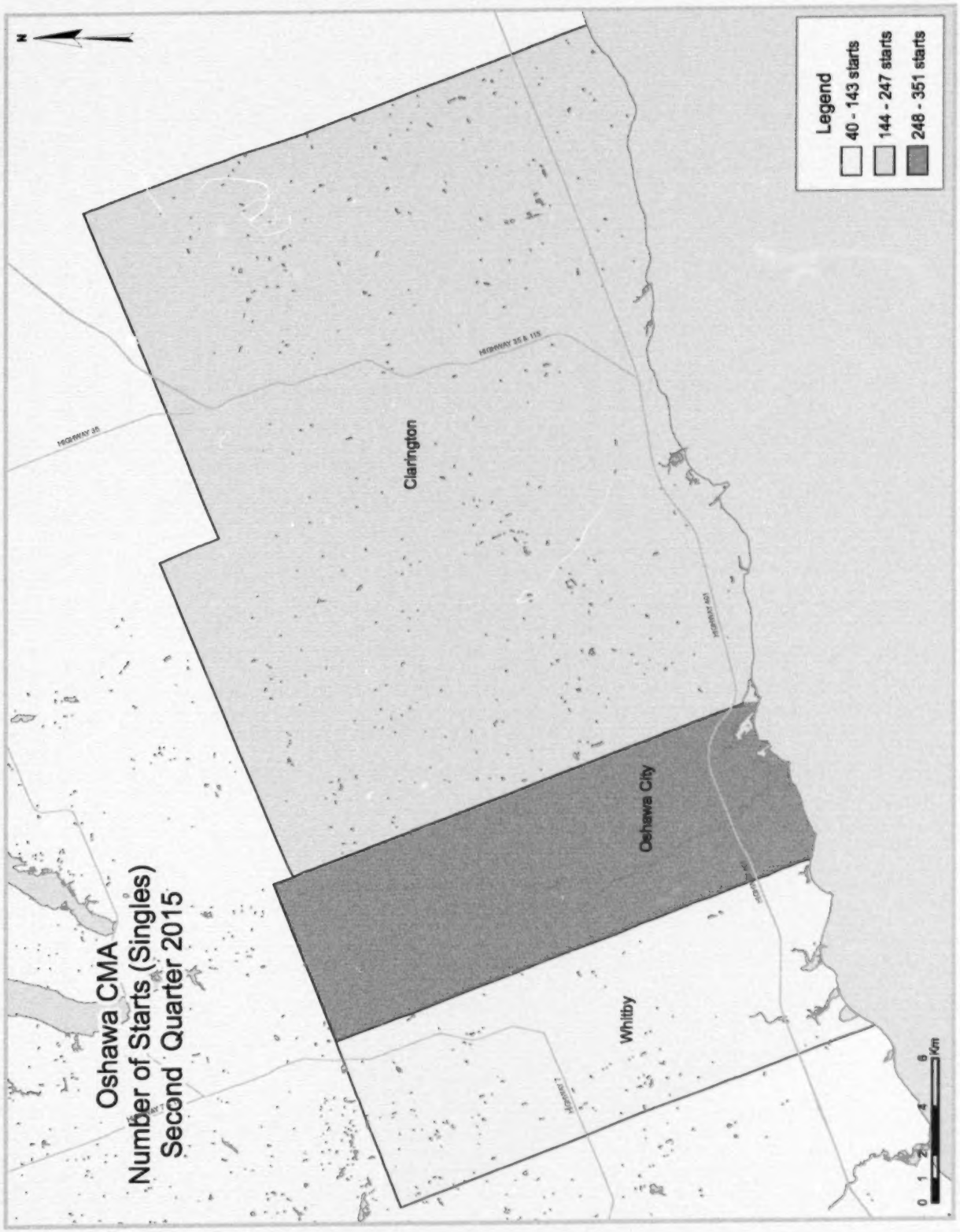
Greater Toronto Area
Total Number of Starts
July 2015
Legend
76 - 331 starts
332 - 586 starts
587 - 842 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 404
HIGHWAY 427
HIGHWAY 6
0 4 8 16 24 Km

Greater Toronto Area
Number of Starts (Multiples)
January - July 2015
Legend
174 - 3114 starts
3115 - 6054 starts
6055 - 8995 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 48
HIGHWAY 6
0 4 8 16 24 Km

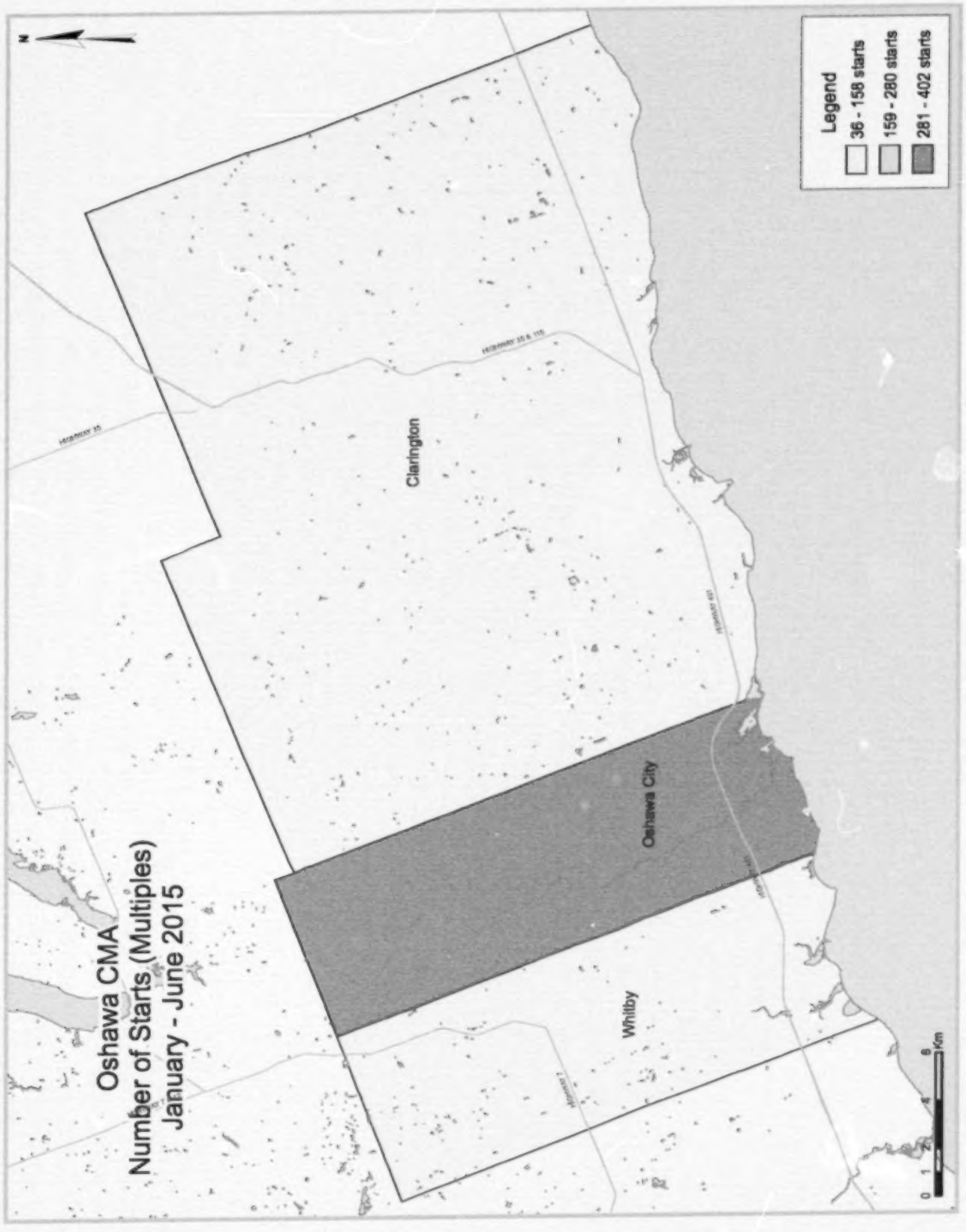

Greater Toronto Area
Number of Starts (Singles)
January - July 2015
Legend
232 - 764 starts
765 - 1296 starts
1297 - 1828 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 48
HIGHWAY 404
HIGHWAY 427
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - July 2015
Legend
406 - 3474 starts
3475 - 6542 starts
6543 - 9611 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 6
0 4 8 16 24 Km

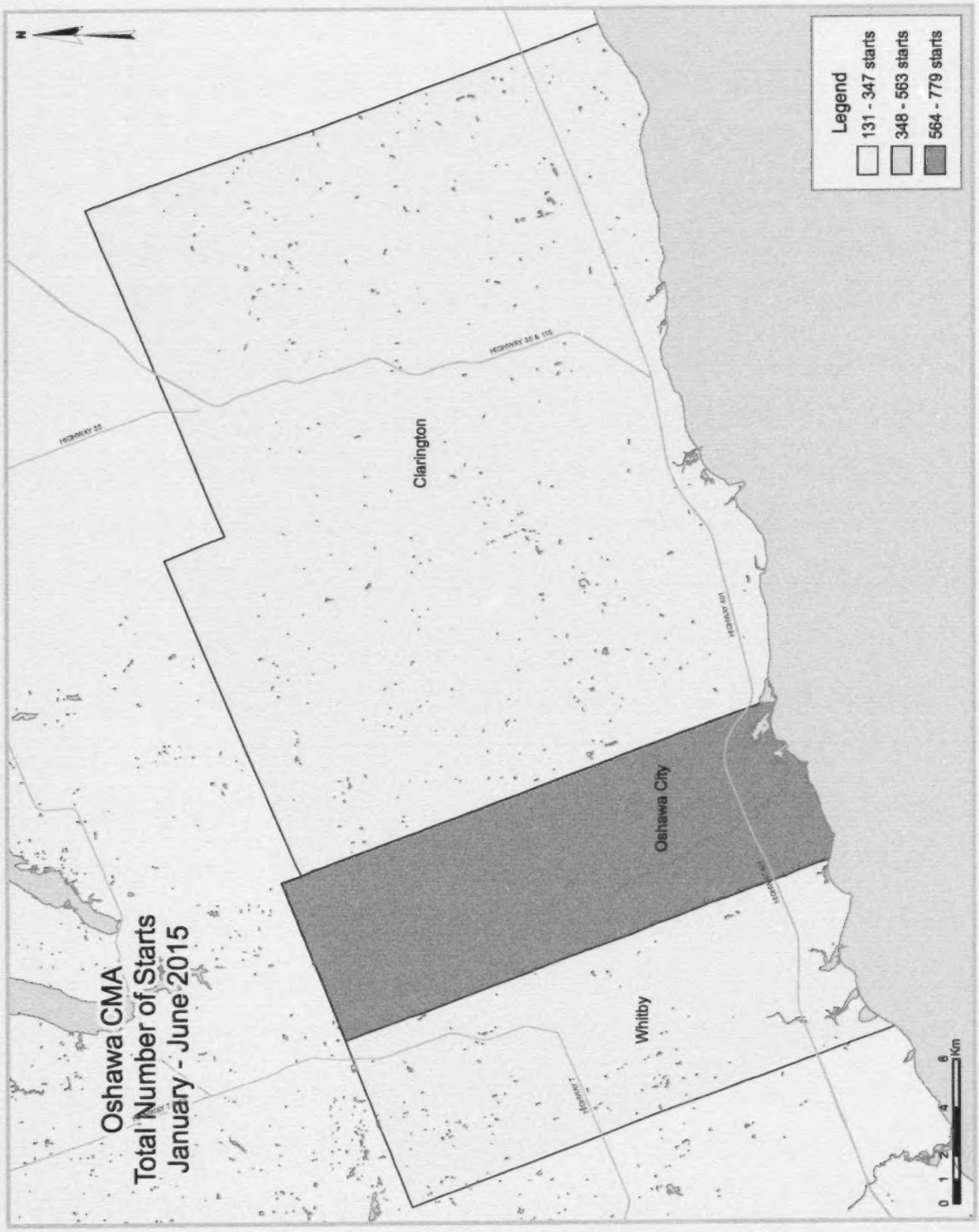

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2015
Legend
15 - 40 starts
41 - 66 starts
67 - 92 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 2
0 1 2 4 6 Km
N


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2015
Legend
40 - 143 starts
144 - 247 starts
248 - 351 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km

Oshawa CMA
Total Number of Starts
Second Quarter 2015
Legend
70 - 194 starts
195 - 318 starts
319 - 443 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 401
0 1 2 4 6 8 Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2015
Legend
36 - 158 starts
159 - 280 starts
281 - 402 starts
N
Clarington
Oshawa City
Whitby
Highway 35
Highway 35 & 115
Highway 401
Highway 2
0 1 2 4 6 8
Km

Oshawa CMA
Number of Starts (Singles)
January - June 2015
Legend
53 - 161 starts
162 - 269 starts
270 - 377 starts
Clarington
Oshawa City
Whitby
N
0
2
4
8
Km


Oshawa CMA
Total Number of Starts
January - June 2015
Legend
131 - 347 starts
348 - 563 starts
564 - 779 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) July 2015		
Toronto CMA[1]	June 2015	July 2015
Trend[2]	39,108	36,810
SAAR	30,623	23,657
	July 2014	July 2015
Actual		
July - Single-Detached	960	915
July - Multiples	2,353	1,168
July - Total	3,313	2,083
January to July - Single-Detached	4,847	5,056
January to July - Multiples	14,114	16,250
January to July - Total	18,961	21,306

Table 1b: Housing Starts (SAAR and Trend) July 2015		
Oshawa CMA[1]	June 2015	July 2015
Trend[2]	2,199	2,142
SAAR	2,093	2,956
	July 2014	July 2015
Actual		
July - Single-Detached	132	222
July - Multiples	25	89
July - Total	157	311
January to July - Single-Detached	620	838
January to July - Multiples	369	605
January to July - Total	989	1,443

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2015	915	80	428	0	110	514	0	36	2,083
July 2014	954	166	249	6	61	1,847	0	30	3,313
% Change	-4.1	-51.8	71.9	-100.0	80.3	-72.2	n/a	20.0	-37.1
Year-to-date 2015	5,055	518	2,317	1	686	11,783	35	911	21,306
Year-to-date 2014	4,820	1,000	2,094	27	333	10,051	4	632	18,961
% Change	4.9	-48.2	10.6	-96.3	106.0	17.2	**	44.1	12.4
UNDER CONSTRUCTION									
July 2015	7,587	900	3,325	8	1,375	38,615	46	3,235	55,091
July 2014	7,324	1,512	3,388	35	780	53,423	22	2,198	68,682
% Change	3.6	-40.5	-1.9	-77.1	76.3	-27.7	109.1	47.2	-19.8
COMPLETIONS									
July 2015	656	76	153	0	38	1,847	4	224	2,998
July 2014	782	152	289	3	56	2,613	0	0	3,895
% Change	-16.1	-50.0	-47.1	-100.0	-32.1	-29.3	n/a	n/a	-23.0
Year-to-date 2015	4,630	862	1,734	9	254	26,497	6	1,234	35,226
Year-to-date 2014	5,396	1,170	1,996	13	304	10,481	0	188	19,548
% Change	-14.2	-26.3	-13.1	-30.8	-16.4	152.8	n/a	**	80.2
COMPLETED & NOT ABSORBED									
July 2015	213	13	85	1	33	1,868	n/a	n/a	2,213
July 2014	234	21	87	1	47	1,026	n/a	n/a	1,416
% Change	-9.0	-38.1	-2.3	0.0	-29.8	82.1	n/a	n/a	56.3
ABSORBED									
July 2015	671	76	159	0	38	1,935	n/a	n/a	2,879
July 2014	744	146	298	4	56	2,709	n/a	n/a	3,957
% Change	-9.8	-47.9	-46.6	-100.0	-32.1	-28.6	n/a	n/a	-27.2
Year-to-date 2015	4,632	876	1,724	8	249	25,546	n/a	n/a	33,035
Year-to-date 2014	5,336	1,161	2,003	13	274	10,438	n/a	n/a	19,225
% Change	-13.2	-24.5	-13.9	-38.5	-9.1	144.7	n/a	n/a	71.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2015	222	12	69	0	0	6	0	2	311
July 2014	132	0	25	0	0	0	0	0	157
% Change	68.2	n/a	176.0	n/a	n/a	n/a	n/a	n/a	98.1
Year-to-date 2015	838	18	187	0	72	6	0	322	1,443
Year-to-date 2014	620	30	180	0	63	0	0	96	989
% Change	35.2	-40.0	3.9	n/a	14.3	n/a	n/a	**	45.9
UNDER CONSTRUCTION									
July 2015	948	26	285	0	168	6	3	502	1,938
July 2014	631	38	170	0	69	0	2	439	1,349
% Change	50.2	-31.6	67.6	n/a	143.5	n/a	50.0	14.4	43.7
COMPLETIONS									
July 2015	79	0	0	0	0	0	0	0	79
July 2014	100	2	26	0	0	0	0	0	128
% Change	-21.0	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-38.3
Year-to-date 2015	539	0	46	0	0	0	1	72	658
Year-to-date 2014	475	10	96	0	35	0	0	11	627
% Change	13.5	-100.0	-52.1	n/a	-100.0	n/a	n/a	**	4.9
COMPLETED & NOT ABSORBED									
July 2015	26	0	0	0	0	0	n/a	n/a	26
July 2014	23	0	0	0	0	0	n/a	n/a	23
% Change	13.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	13.0
ABSORBED									
July 2015	80	0	0	0	0	0	n/a	n/a	80
July 2014	103	2	22	0	0	0	n/a	n/a	127
% Change	-22.3	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-37.0
Year-to-date 2015	541	0	46	0	0	0	n/a	n/a	587
Year-to-date 2014	480	10	93	0	35	0	n/a	n/a	618
% Change	12.7	-100.0	-50.5	n/a	-100.0	n/a	n/a	n/a	-5.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2015	1,080	84	497	0	110	573	0	38	2,382
July 2014	1,055	166	267	6	61	1,847	0	30	3,432
% Change	2.4	-49.4	86.1	-100.0	80.3	-69.0	n/a	26.7	-30.6
Year-to-date 2015	5,712	498	2,463	1	760	11,796	35	1,233	22,498
Year-to-date 2014	5,162	1,020	2,250	9	419	10,129	4	728	19,721
% Change	10.7	-51.2	9.5	-88.9	81.4	16.5	**	69.4	14.1
UNDER CONSTRUCTION									
July 2015	8,366	906	3,542	6	1,559	38,752	49	3,892	57,072
July 2014	7,642	1,514	3,463	18	881	53,737	24	2,944	70,223
% Change	9.5	-40.2	2.3	-66.7	77.0	-27.9	104.2	32.2	-18.7
COMPLETIONS									
July 2015	678	74	160	0	38	1,857	4	224	3,035
July 2014	850	154	242	0	56	2,613	0	0	3,915
% Change	-20.2	-51.9	-33.9	n/a	-32.1	-28.9	n/a	n/a	-22.5
Year-to-date 2015	4,778	836	1,775	4	287	26,507	7	1,421	35,615
Year-to-date 2014	5,568	1,150	1,978	0	381	10,691	0	199	19,967
% Change	-14.2	-27.3	-10.3	n/a	-24.7	147.9	n/a	**	78.4
COMPLETED & NOT ABSORBED									
July 2015	250	13	72	1	33	1,850	n/a	n/a	2,219
July 2014	267	17	57	0	47	1,018	n/a	n/a	1,406
% Change	-6.4	-23.5	26.3	n/a	-29.8	81.7	n/a	n/a	57.8
ABSORBED									
July 2015	687	74	166	0	38	1,945	n/a	n/a	2,910
July 2014	816	148	247	0	56	2,709	n/a	n/a	3,976
% Change	-15.8	-50.0	-32.8	n/a	-32.1	-28.2	n/a	n/a	-26.8
Year-to-date 2015	4,763	848	1,762	3	282	25,556	n/a	n/a	33,214
Year-to-date 2014	5,493	1,143	1,996	0	353	10,638	n/a	n/a	19,623
% Change	-13.3	-25.8	-11.7	n/a	-20.1	140.2	n/a	n/a	69.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2015	168	6	97	0	66	481	0	24	842
July 2014	175	2	14	0	0	1,326	0	0	1,517
York Region									
July 2015	371	34	106	0	44	0	0	0	555
July 2014	280	56	111	6	0	259	0	30	742
Peel Region									
July 2015	227	24	12	0	0	0	0	12	275
July 2014	282	108	106	0	26	0	0	0	522
Halton Region									
July 2015	35	2	213	0	0	86	0	0	336
July 2014	106	0	0	0	35	262	0	0	403
Durham Region									
July 2015	273	18	69	0	0	6	0	2	368
July 2014	208	0	36	0	0	0	0	0	244
Toronto CMA									
July 2015	915	80	428	0	110	514	0	36	2,083
July 2014	954	166	249	6	61	1,847	0	30	3,313
Oshawa CMA									
July 2015	222	12	69	0	0	6	0	2	311
July 2014	132	0	25	0	0	0	0	0	157
Greater Toronto Area									
July 2015	1,074	84	497	0	110	573	0	38	2,376
July 2014	1,051	166	267	6	61	1,847	0	30	3,428

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2015	1,555	176	496	6	255	28,636	28	2,688	33,840
July 2014	1,345	196	517	10	345	44,175	10	2,067	48,665
York Region									
July 2015	2,417	112	1,220	0	328	5,244	0	273	9,594
July 2014	2,186	384	1,183	7	11	6,264	0	130	10,165
Peel Region									
July 2015	2,050	528	921	0	516	2,675	18	274	6,982
July 2014	1,910	816	754	1	264	1,861	12	0	5,618
Halton Region									
July 2015	878	30	534	0	220	2,191	0	155	4,008
July 2014	974	28	651	0	118	1,437	0	308	3,516
Durham Region									
July 2015	1,367	52	371	0	240	6	3	502	2,541
July 2014	1,140	90	358	0	143	0	2	439	2,172
Toronto CMA									
July 2015	7,587	900	3,325	8	1,375	38,615	46	3,235	55,091
July 2014	7,324	1,512	3,388	35	780	53,423	22	2,198	68,682
Oshawa CMA									
July 2015	948	26	285	0	168	6	3	502	1,938
July 2014	631	38	170	0	69	0	2	439	1,349
Greater Toronto Area									
July 2015	8,267	898	3,542	6	1,559	38,752	49	3,892	56,965
July 2014	7,555	1,514	3,463	18	881	53,737	24	2,944	70,136

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2015	116	0	86	0	15	1,187	4	224	1,632
July 2014	119	42	3	0	0	1,399	0	0	1,563
York Region									
July 2015	173	18	55	0	18	660	0	0	924
July 2014	213	14	79	0	0	505	0	0	811
Peel Region									
July 2015	212	40	0	0	0	0	0	0	252
July 2014	280	86	85	0	0	613	0	0	1,064
Halton Region									
July 2015	84	10	7	0	0	10	0	0	111
July 2014	94	2	22	0	56	96	0	0	270
Durham Region									
July 2015	89	6	12	0	5	0	0	0	112
July 2014	144	10	53	0	0	0	0	0	207
Toronto CMA									
July 2015	656	76	153	0	38	1,847	4	224	2,998
July 2014	782	152	289	3	56	2,613	0	0	3,895
Oshawa CMA									
July 2015	79	0	0	0	0	0	0	0	79
July 2014	100	2	26	0	0	0	0	0	128
Greater Toronto Area									
July 2015	674	74	160	0	38	1,857	4	224	3,031
July 2014	850	154	242	0	56	2,613	0	0	3,915

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2015	133	7	32	1	19	1,595	n/a	n/a	1,787
July 2014	142	7	39	0	7	797	n/a	n/a	992
York Region									
July 2015	42	6	11	0	11	255	n/a	n/a	325
July 2014	48	6	14	0	38	207	n/a	n/a	313
Peel Region									
July 2015	14	0	22	0	0	0	n/a	n/a	36
July 2014	19	2	0	0	2	0	n/a	n/a	23
Halton Region									
July 2015	32	0	3	0	0	0	n/a	n/a	35
July 2014	25	2	0	0	0	14	n/a	n/a	41
Durham Region									
July 2015	29	0	4	0	3	0	n/a	n/a	36
July 2014	33	0	4	0	0	0	n/a	n/a	37
Toronto CMA									
July 2015	213	13	85	1	33	1,868	n/a	n/a	2,213
July 2014	234	21	87	1	47	1,026	n/a	n/a	1,416
Oshawa CMA									
July 2015	26	0	0	0	0	0	n/a	n/a	26
July 2014	23	0	0	0	0	0	n/a	n/a	23
Greater Toronto Area									
July 2015	250	13	72	1	33	1,850	n/a	n/a	2,219
July 2014	267	17	57	0	47	1,018	n/a	n/a	1,406

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
July 2015	126	0	84	0	15	1,328	n/a	n/a	1,553
July 2014	105	36	5	0	0	1,509	n/a	n/a	1,655
York Region									
July 2015	176	18	63	0	18	607	n/a	n/a	882
July 2014	201	14	86	0	0	491	n/a	n/a	792
Peel Region									
July 2015	212	40	0	0	0	0	n/a	n/a	252
July 2014	269	86	85	0	0	613	n/a	n/a	1,053
Halton Region									
July 2015	82	10	7	0	0	10	n/a	n/a	109
July 2014	94	2	22	0	56	96	n/a	n/a	270
Durham Region									
July 2015	91	6	12	0	5	0	n/a	n/a	114
July 2014	147	10	49	0	0	0	n/a	n/a	206
Toronto CMA									
July 2015	671	76	159	0	38	1,935	n/a	n/a	2,879
July 2014	744	146	298	4	56	2,709	n/a	n/a	3,957
Oshawa CMA									
July 2015	80	0	0	0	0	0	n/a	n/a	80
July 2014	103	2	22	0	0	0	n/a	n/a	127
Greater Toronto Area									
July 2015	687	74	166	0	38	1,945	n/a	n/a	2,910
July 2014	816	148	247	0	56	2,709	n/a	n/a	3,976

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Toronto City	168	175	6	2	163	14	505	1,326	842	1,517	-44.5
Toronto	22	20	2	2	0	3	330	1,326	354	1,351	-73.8
East York	13	4	0	0	0	0	0	0	13	4	**
Etobicoke	26	29	4	0	79	0	155	0	264	29	**
North York	92	95	0	0	0	11	20	0	112	106	5.7
Scarborough	13	23	0	0	78	0	0	0	91	23	**
York	2	4	0	0	6	0	0	0	8	4	100.0
York Region	371	286	34	56	150	111	0	289	555	742	-25.2
Aurora	61	47	0	0	4	0	0	0	65	47	38.3
East Gwillimbury	26	1	0	0	0	0	0	0	26	1	**
Georgina Township	38	41	0	0	0	10	0	0	38	51	-25.5
King Township	21	12	0	0	0	4	0	0	21	16	31.3
Markham	28	86	18	50	30	93	0	91	76	320	-76.3
Newmarket	31	10	4	0	0	0	0	0	35	10	**
Richmond Hill	28	31	0	0	4	0	0	198	32	229	-86.0
Vaughan	138	54	12	6	62	4	0	0	212	64	**
Whitchurch-Stouffville	0	4	0	0	50	0	0	0	50	4	**
Peel Region	227	282	24	108	12	132	12	0	275	522	-47.3
Brampton	174	251	18	62	0	92	12	0	204	405	-49.6
Caledon	13	22	6	0	0	40	0	0	19	62	-69.4
Mississauga	40	9	0	46	12	0	0	0	52	55	-5.5
Halton Region	35	106	2	0	111	35	188	262	336	403	-16.6
Burlington	5	4	0	0	0	0	53	0	58	4	**
Halton Hills	0	5	0	0	63	0	0	0	63	5	**
Milton	5	35	0	0	0	0	135	128	140	163	-14.1
Oakville	25	62	2	0	48	35	0	134	75	231	-67.5
Durham Region	279	212	18	0	69	36	8	0	374	248	50.8
Ajax	30	57	0	0	0	0	0	0	30	57	-47.4
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	79	70	0	0	0	11	6	0	85	81	4.9
Oshawa	102	49	12	0	52	14	2	0	168	63	166.7
Pickering	5	4	0	0	0	11	0	0	5	15	-66.7
Scugog	4	3	0	0	0	0	0	0	4	3	33.3
Uxbridge	16	15	6	0	0	0	0	0	22	15	46.7
Whitby	41	13	0	0	17	0	0	0	58	13	**
Remainder of Toronto CMA	68	39	8	0	0	7	0	0	76	46	65.2
Bradford West Gwillimbury	33	18	0	0	0	0	0	0	33	18	83.3
Town of Mono	1	19	0	0	0	0	0	0	1	19	-94.7
New Tecumseth	34	1	8	0	0	0	0	0	42	1	**
Orangeville	0	1	0	0	0	7	0	0	0	8	-100.0
Toronto CMA	915	960	80	166	436	310	652	1,877	2,083	3,313	-37.1
Oshawa CMA	222	132	12	0	69	25	8	0	311	157	98.1
Greater Toronto Area (GTA)	1,080	1,061	84	166	505	328	713	1,877	2,382	3,432	-30.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	616	482	16	80	356	273	8,623	7,951	9,611	8,786	9.4
Toronto	75	108	8	44	79	96	6,065	5,436	6,227	5,684	9.6
East York	40	27	0	6	0	8	0	0	40	41	-2.4
Etobicoke	139	63	6	0	137	18	1,563	462	1,845	543	**
North York	293	212	0	28	41	115	581	2,012	915	2,367	-61.3
Scarborough	52	64	0	0	93	30	321	30	466	124	**
York	17	8	2	2	6	6	93	11	118	27	**
York Region	1,828	1,574	94	354	1,092	855	1,949	1,943	4,963	4,726	5.0
Aurora	329	144	4	0	103	13	77	0	513	157	**
East Gwillimbury	100	32	0	0	0	6	0	0	100	38	163.2
Georgina Township	81	136	2	0	16	28	0	0	99	164	-39.6
King Township	151	104	0	2	21	4	0	0	172	110	56.4
Markham	234	409	50	294	289	376	460	537	1,033	1,616	-36.1
Newmarket	66	93	4	0	23	38	16	0	109	131	-16.8
Richmond Hill	117	164	2	0	272	290	0	1,406	391	1,860	-79.0
Vaughan	695	449	30	58	132	100	1,372	0	2,229	607	**
Whitchurch-Stouffville	55	43	2	0	236	0	24	0	317	43	**
Peel Region	1,491	1,208	340	494	777	502	1,469	407	4,077	2,611	56.1
Brampton	1,131	997	280	394	550	283	150	103	2,111	1,777	18.8
Caledon	237	149	38	14	42	109	0	0	317	272	16.5
Mississauga	123	62	22	86	185	110	1,319	304	1,649	562	193.4
Halton Region	623	794	4	18	427	596	888	488	1,942	1,896	2.4
Burlington	35	34	0	0	43	34	55	78	133	146	-8.9
Halton Hills	286	29	0	2	86	0	0	0	372	31	**
Milton	79	403	2	14	118	284	342	276	541	977	-44.6
Oakville	223	328	2	2	180	278	491	134	896	742	20.8
Durham Region	1,155	1,113	44	74	378	419	328	96	1,905	1,702	11.9
Ajax	164	386	0	20	69	80	0	0	233	486	-52.1
Brock	9	11	6	0	0	0	0	0	15	11	36.4
Clarington	265	334	0	30	36	85	6	0	307	449	-31.6
Oshawa	479	235	18	0	138	89	312	96	947	420	125.5
Pickering	88	62	12	24	10	96	0	0	110	182	-39.6
Scugog	7	11	0	0	0	0	0	0	7	11	-36.4
Uxbridge	49	23	8	0	40	0	0	0	97	23	**
Whitby	94	51	0	0	85	69	10	0	189	120	57.5
Remainder of Toronto CMA	232	352	56	14	70	31	48	0	406	397	2.3
Bradford West Gwillimbury	115	158	2	6	13	0	0	0	130	164	-20.7
Town of Mono	2	52	0	0	0	0	0	0	2	52	-96.2
New Tecumseth	91	102	54	8	39	8	48	0	232	118	96.6
Orangeville	24	40	0	0	18	23	0	0	42	63	-33.3
Toronto CMA	5,056	4,847	530	1,004	2,798	2,399	12,922	10,711	21,306	18,961	12.4
Oshawa CMA	838	620	18	30	259	243	328	96	1,443	989	45.9
Greater Toronto Area (GTA)	5,713	5,171	498	1,020	3,030	2,645	13,257	10,885	22,498	19,721	14.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Toronto City	163	14	0	0	481	1,326	24	0
Toronto	0	3	0	0	326	1,326	4	0
East York	0	0	0	0	0	0	0	0
Etobicoke	79	0	0	0	155	0	0	0
North York	0	11	0	0	0	0	20	0
Scarborough	78	0	0	0	0	0	0	0
York	6	0	0	0	0	0	0	0
York Region	150	111	0	0	0	259	0	30
Aurora	4	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	10	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	30	93	0	0	0	89	0	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	4	0	0	0	0	170	0	28
Vaughan	62	4	0	0	0	0	0	0
Whitchurch-Stouffville	50	0	0	0	0	0	0	0
Peel Region	12	132	0	0	0	0	12	0
Brampton	0	92	0	0	0	0	12	0
Caledon	0	40	0	0	0	0	0	0
Mississauga	12	0	0	0	0	0	0	0
Halton Region	111	35	0	0	188	262	0	0
Burlington	0	0	0	0	53	0	0	0
Halton Hills	63	0	0	0	0	0	0	0
Milton	0	0	0	0	135	128	0	0
Oakville	48	35	0	0	0	134	0	0
Durham Region	69	36	0	0	6	0	2	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	11	0	0	6	0	0	0
Oshawa	52	14	0	0	0	0	2	0
Pickering	0	11	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	436	310	0	0	616	1,847	36	30
Oshawa CMA	69	25	0	0	6	0	2	0
Greater Toronto Area (GTA)	505	328	0	0	675	1,847	38	30

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	335	269	21	4	7,778	7,355	845	596
Toronto	79	92	0	4	5,260	5,132	805	304
East York	0	8	0	0	0	0	0	0
Etobicoke	137	18	0	0	1,563	462	0	0
North York	20	115	21	0	541	1,731	40	281
Scarborough	93	30	0	0	321	30	0	0
York	6	6	0	0	93	0	0	11
York Region	1,092	855	0	0	1,909	1,907	40	36
Aurora	103	13	0	0	77	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	16	28	0	0	0	0	0	0
King Township	21	4	0	0	0	0	0	0
Markham	289	376	0	0	460	529	0	8
Newmarket	23	38	0	0	0	0	16	0
Richmond Hill	272	290	0	0	0	1,378	0	28
Vaughan	132	100	0	0	1,348	0	24	0
Whitchurch-Stouffville	236	0	0	0	24	0	0	0
Peel Region	763	502	14	0	1,443	407	26	0
Brampton	536	283	14	0	124	103	26	0
Caledon	42	109	0	0	0	0	0	0
Mississauga	185	110	0	0	1,319	304	0	0
Halton Region	427	596	0	0	888	488	0	0
Burlington	43	34	0	0	55	78	0	0
Halton Hills	86	0	0	0	0	0	0	0
Milton	118	284	0	0	342	276	0	0
Oakville	180	278	0	0	491	134	0	0
Durham Region	378	419	0	0	6	0	322	96
Ajax	69	80	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	36	85	0	0	6	0	0	0
Oshawa	138	89	0	0	0	0	312	96
Pickering	10	96	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	40	0	0	0	0	0	0	0
Whitby	85	69	0	0	0	0	10	0
Remainder of Toronto CMA	70	31	0	0	48	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	39	8	0	0	48	0	0	0
Orangeville	18	23	0	0	0	0	0	0
Toronto CMA	2,763	2,395	35	4	12,011	10,079	911	632
Oshawa CMA	259	243	0	0	6	0	322	96
Greater Toronto Area (GTA)	2,995	2,641	35	4	12,024	10,157	1,233	728

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Toronto City	271	191	547	1,326	24	0	842	1,517
Toronto	24	25	326	1,326	4	0	354	1,351
East York	13	4	0	0	0	0	13	4
Etobicoke	43	29	221	0	0	0	264	29
North York	92	106	0	0	20	0	112	106
Scarborough	91	23	0	0	0	0	91	23
York	8	4	0	0	0	0	8	4
York Region	511	447	44	265	0	30	555	742
Aurora	65	47	0	0	0	0	65	47
East Gwillimbury	26	1	0	0	0	0	26	1
Georgina Township	38	51	0	0	0	0	38	51
King Township	21	16	0	0	0	0	21	16
Markham	76	229	0	89	0	2	76	320
Newmarket	35	10	0	0	0	0	35	10
Richmond Hill	32	25	0	176	0	28	32	229
Vaughan	212	64	0	0	0	0	212	64
Whitchurch-Stouffville	6	4	44	0	0	0	50	4
Peel Region	263	496	0	26	12	0	275	522
Brampton	192	379	0	26	12	0	204	405
Caledon	19	62	0	0	0	0	19	62
Mississauga	52	55	0	0	0	0	52	55
Halton Region	250	106	86	297	0	0	336	403
Burlington	5	4	53	0	0	0	58	4
Halton Hills	63	5	0	0	0	0	63	5
Milton	107	35	33	128	0	0	140	163
Oakville	75	62	0	169	0	0	75	231
Durham Region	366	248	6	0	2	0	374	248
Ajax	30	57	0	0	0	0	30	57
Brock	2	1	0	0	0	0	2	1
Clarington	79	81	6	0	0	0	85	81
Oshawa	166	63	0	0	2	0	168	63
Pickering	5	15	0	0	0	0	5	15
Scugog	4	3	0	0	0	0	4	3
Uxbridge	22	15	0	0	0	0	22	15
Whitby	58	13	0	0	0	0	58	13
Remainder of Toronto CMA	76	46	0	0	0	0	76	46
Bradford West Gwillimbury	33	18	0	0	0	0	33	18
Town of Mono	1	19	0	0	0	0	1	19
New Tecumseth	42	1	0	0	0	0	42	1
Orangeville	0	8	0	0	0	0	0	8
Toronto CMA	1,423	1,369	624	1,914	36	30	2,083	3,313
Oshawa CMA	303	157	6	0	2	0	311	157
Greater Toronto Area (GTA)	1,661	1,488	683	1,914	38	30	2,382	3,432

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	882	785	7,863	7,401	866	600	9,611	8,786
Toronto	142	243	5,280	5,133	805	308	6,227	5,684
East York	40	41	0	0	0	0	40	41
Etobicoke	158	89	1,687	454	0	0	1,845	543
North York	372	313	482	1,773	61	281	915	2,367
Scarborough	145	83	321	41	0	0	466	124
York	25	16	93	0	0	11	118	27
York Region	2,843	2,766	2,080	1,924	40	36	4,963	4,726
Aurora	436	157	77	0	0	0	513	157
East Gwillimbury	100	38	0	0	0	0	100	38
Georgina Township	99	164	0	0	0	0	99	164
King Township	157	110	15	0	0	0	172	110
Markham	573	1,079	460	529	0	8	1,033	1,616
Newmarket	70	120	23	11	16	0	109	131
Richmond Hill	391	448	0	1,384	0	28	391	1,860
Vaughan	822	607	1,383	0	24	0	2,229	607
Whitchurch-Stouffville	195	43	122	0	0	0	317	43
Peel Region	2,366	2,029	1,671	582	40	0	4,077	2,611
Brampton	1,851	1,601	220	176	40	0	2,111	1,777
Caledon	317	272	0	0	0	0	317	272
Mississauga	198	156	1,451	406	0	0	1,649	562
Halton Region	1,140	1,346	802	550	0	0	1,942	1,896
Burlington	53	41	80	105	0	0	133	146
Halton Hills	372	31	0	0	0	0	372	31
Milton	301	701	240	276	0	0	541	977
Oakville	414	573	482	169	0	0	896	742
Durham Region	1,442	1,506	141	100	322	96	1,905	1,702
Ajax	170	455	63	31	0	0	233	486
Brock	15	11	0	0	0	0	15	11
Clarington	293	435	14	14	0	0	307	449
Oshawa	635	324	0	0	312	96	947	420
Pickering	110	176	0	6	0	0	110	182
Scugog	7	11	0	0	0	0	7	11
Uxbridge	97	23	0	0	0	0	97	23
Whitby	115	71	64	49	10	0	189	120
Remainder of Toronto CMA	335	375	71	22	0	0	406	397
Bradford West Gwillimbury	130	164	0	0	0	0	130	164
Town of Mono	2	39	0	13	0	0	2	52
New Tecumseth	166	109	66	9	0	0	232	118
Orangeville	37	63	5	0	0	0	42	63
Toronto CMA	7,890	7,914	12,470	10,411	946	636	21,306	18,961
Oshawa CMA	1,043	830	78	63	322	96	1,443	989
Greater Toronto Area (GTA)	8,673	8,432	12,557	10,557	1,268	732	22,498	19,721

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Toronto City	116	119	0	42	105	3	1,411	1,399	1,632	1,563	4.4
Toronto	23	5	0	4	68	0	1,334	901	1,425	910	56.6
East York	6	7	0	0	0	0	0	0	6	7	-14.3
Etobicoke	9	25	0	32	18	0	74	0	101	57	77.2
North York	49	77	0	4	0	0	0	498	49	579	-91.5
Scarborough	24	4	0	0	0	0	0	0	24	4	**
York	5	1	0	2	19	3	3	0	27	6	**
York Region	173	213	18	14	73	79	660	505	924	811	13.9
Aurora	15	1	0	0	0	0	0	7	15	8	87.5
East Gwillimbury	10	0	2	2	0	0	0	0	12	2	**
Georgina Township	4	9	0	0	4	6	0	0	8	15	-46.7
King Township	35	39	0	0	18	6	0	0	53	45	17.8
Markham	14	41	6	8	17	25	618	206	655	280	133.9
Newmarket	0	11	0	0	0	0	0	0	0	11	-100.0
Richmond Hill	12	36	0	0	30	24	42	0	84	60	40.0
Vaughan	74	72	10	4	4	18	0	292	88	386	-77.2
Whitchurch-Stouffville	9	4	0	0	0	0	0	0	9	4	125.0
Peel Region	212	280	40	86	0	85	0	613	252	1,064	-76.3
Brampton	145	251	34	74	0	58	0	0	179	383	-53.3
Caledon	50	28	0	8	0	27	0	0	50	63	-20.6
Mississauga	17	1	6	4	0	0	0	613	23	618	-96.3
Halton Region	84	94	10	2	7	78	10	96	111	270	-58.9
Burlington	9	11	0	0	7	0	10	0	26	11	136.4
Halton Hills	2	19	0	0	0	0	0	0	2	19	-89.5
Milton	59	34	10	2	0	73	0	0	69	109	-36.7
Oakville	14	30	0	0	0	5	0	96	14	131	-89.3
Durham Region	93	144	6	10	17	53	0	0	116	207	-44.0
Ajax	5	26	2	2	5	0	0	0	12	28	-57.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	34	57	0	0	0	0	0	0	34	57	-40.4
Oshawa	32	25	0	2	0	26	0	0	32	53	-39.6
Pickering	5	15	4	6	12	27	0	0	21	48	-56.3
Scugog	4	0	0	0	0	0	0	0	4	0	n/a
Uxbridge	0	3	0	0	0	0	0	0	0	3	-100.0
Whitby	13	18	0	0	0	0	0	0	13	18	-27.8
Remainder of Toronto CMA	70	46	2	0	0	73	0	0	72	119	-39.5
Bradford West Gwillimbury	34	20	0	0	0	53	0	0	34	73	-53.4
Town of Mono	0	4	0	0	0	0	0	0	0	4	-100.0
New Tecumseth	33	16	2	0	0	4	0	0	35	20	75.0
Orangeville	3	6	0	0	0	16	0	0	3	22	-86.4
Toronto CMA	656	785	76	152	195	345	2,071	2,613	2,998	3,895	-23.0
Oshawa CMA	79	100	0	2	0	26	0	0	79	128	-38.3
Greater Toronto Area (GTA)	678	850	74	154	202	298	2,081	2,613	3,035	3,915	-22.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	510	668	76	78	145	157	24,538	6,563	25,269	7,466	**
Toronto	112	91	36	14	89	18	15,822	4,624	16,059	4,747	**
East York	36	37	4	0	5	0	0	105	45	142	-68.3
Etobicoke	73	117	2	36	21	0	2,806	338	2,902	491	**
North York	213	340	2	22	0	22	4,928	1,399	5,143	1,783	188.4
Scarborough	66	68	12	2	11	114	530	97	619	281	120.3
York	10	15	20	4	19	3	452	0	501	22	**
York Region	1,512	1,600	262	232	818	691	2,493	2,855	5,085	5,378	-5.4
Aurora	124	37	0	0	13	0	0	280	137	317	-56.8
East Gwillimbury	28	23	2	16	0	6	0	0	30	45	-33.3
Georgina Township	113	71	0	0	29	25	0	0	142	96	47.9
King Township	160	164	0	2	26	59	0	0	186	225	-17.3
Markham	375	370	182	164	332	318	1,556	1,651	2,445	2,503	-2.3
Newmarket	19	202	0	18	31	44	0	0	50	264	-81.1
Richmond Hill	178	261	16	2	290	104	297	632	781	999	-21.8
Vaughan	417	369	62	30	97	128	614	292	1,190	819	45.3
Whitchurch-Stouffville	98	103	0	0	0	7	26	0	124	110	12.7
Peel Region	1,246	1,930	436	772	435	690	586	900	2,703	4,292	-37.0
Brampton	1,016	1,519	374	574	225	578	103	95	1,718	2,766	-37.9
Caledon	140	259	40	48	145	69	0	0	325	376	-13.6
Mississauga	90	152	22	150	65	43	483	805	660	1,150	-42.6
Halton Region	635	608	32	44	408	592	248	561	1,323	1,805	-26.7
Burlington	37	52	0	6	69	67	125	210	231	335	-31.0
Halton Hills	39	166	0	2	7	94	0	0	46	262	-82.4
Milton	341	85	32	36	138	292	0	246	511	659	-22.5
Oakville	218	305	0	0	194	139	123	105	535	549	-2.6
Durham Region	880	762	32	24	251	227	72	13	1,235	1,026	20.4
Ajax	249	199	8	6	136	49	0	0	393	254	54.7
Brock	3	4	0	0	0	0	0	0	3	4	-25.0
Clarington	241	189	0	4	20	48	0	2	261	243	7.4
Oshawa	212	188	0	6	26	34	72	9	310	237	30.8
Pickering	67	45	24	8	69	49	0	0	160	102	56.9
Scugog	12	14	0	0	0	0	0	0	12	14	-14.3
Uxbridge	9	25	0	0	0	0	0	0	9	25	-64.0
Whitby	87	98	0	0	0	47	0	2	87	147	-40.8
Remainder of Toronto CMA	448	386	30	38	37	137	0	0	515	561	-8.2
Bradford West Gwillimbury	153	175	0	18	7	88	0	0	160	281	-43.1
Town of Mono	69	16	0	0	0	0	0	0	69	16	**
New Tecumseth	194	169	30	20	3	25	0	0	227	214	6.1
Orangeville	32	26	0	0	27	24	0	0	59	50	18.0
Toronto CMA	4,639	5,409	868	1,172	1,979	2,298	27,740	10,669	35,226	19,548	80.2
Oshawa CMA	540	475	0	10	46	129	72	13	658	627	4.9
Greater Toronto Area (GTA)	4,783	5,568	838	1,150	2,057	2,357	27,937	10,892	35,615	19,967	78.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Toronto City	101	3	4	0	1,187	1,399	224	0
Toronto	64	0	4	0	1,113	901	221	0
East York	0	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	74	0	0	0
North York	0	0	0	0	0	498	0	0
Scarborough	0	0	0	0	0	0	0	0
York	19	3	0	0	0	0	3	0
York Region	73	79	0	0	660	505	0	0
Aurora	0	0	0	0	0	7	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	4	6	0	0	0	0	0	0
King Township	18	6	0	0	0	0	0	0
Markham	17	25	0	0	618	206	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	30	24	0	0	42	0	0	0
Vaughan	4	18	0	0	0	292	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	0	85	0	0	0	613	0	0
Brampton	0	58	0	0	0	0	0	0
Caledon	0	27	0	0	0	0	0	0
Mississauga	0	0	0	0	0	613	0	0
Halton Region	7	78	0	0	10	96	0	0
Burlington	7	0	0	0	10	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	73	0	0	0	0	0	0
Oakville	0	5	0	0	0	96	0	0
Durham Region	17	53	0	0	0	0	0	0
Ajax	5	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	26	0	0	0	0	0	0
Pickering	12	27	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	73	0	0	0	0	0	0
Bradford West Gwillimbury	0	53	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	16	0	0	0	0	0	0
Toronto CMA	191	345	4	0	1,847	2,613	224	0
Oshawa CMA	0	26	0	0	0	0	0	0
Greater Toronto Area (GTA)	198	298	4	0	1,857	2,613	224	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	141	157	4	0	23,308	6,380	1,230	183
Toronto	85	18	4	0	15,228	4,441	594	183
East York	5	0	0	0	0	105	0	0
Etobicoke	21	0	0	0	2,806	338	0	0
North York	0	22	0	0	4,928	1,399	0	0
Scarborough	11	114	0	0	346	97	184	0
York	19	3	0	0	0	0	452	0
York Region	818	691	0	0	2,489	2,850	4	5
Aurora	13	0	0	0	0	280	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	29	25	0	0	0	0	0	0
King Township	26	59	0	0	0	0	0	0
Markham	332	318	0	0	1,552	1,646	4	5
Newmarket	31	44	0	0	0	0	0	0
Richmond Hill	290	104	0	0	297	632	0	0
Vaughan	97	128	0	0	614	292	0	0
Whitchurch-Stouffville	0	7	0	0	26	0	0	0
Peel Region	435	690	0	0	586	900	0	0
Brampton	225	578	0	0	103	95	0	0
Caledon	145	69	0	0	0	0	0	0
Mississauga	65	43	0	0	483	805	0	0
Halton Region	408	592	0	0	133	561	115	0
Burlington	69	67	0	0	10	210	115	0
Halton Hills	7	94	0	0	0	0	0	0
Milton	138	292	0	0	0	246	0	0
Oakville	194	139	0	0	123	105	0	0
Durham Region	251	227	0	0	0	2	72	11
Ajax	136	49	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	48	0	0	0	2	0	0
Oshawa	26	34	0	0	0	0	72	9
Pickering	69	49	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	47	0	0	0	0	0	2
Remainder of Toronto CMA	37	137	0	0	0	0	0	0
Bradford West Gwillimbury	7	88	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	25	0	0	0	0	0	0
Orangeville	27	24	0	0	0	0	0	0
Toronto CMA	1,975	2,298	4	0	26,506	10,481	1,234	188
Oshawa CMA	46	129	0	0	0	2	72	11
Greater Toronto Area (GTA)	2,053	2,357	4	0	26,516	10,693	1,421	199

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Toronto City	202	164	1,202	1,399	228	0	1,632	1,563
Toronto	87	9	1,113	901	225	0	1,425	910
East York	6	7	0	0	0	0	6	7
Etobicoke	12	57	89	0	0	0	101	57
North York	49	81	0	498	0	0	49	579
Scarborough	24	4	0	0	0	0	24	4
York	24	6	0	0	3	0	27	6
York Region	246	306	678	505	0	0	924	811
Aurora	15	1	0	7	0	0	15	8
East Gwillimbury	12	2	0	0	0	0	12	2
Georgina Township	8	15	0	0	0	0	8	15
King Township	53	45	0	0	0	0	53	45
Markham	37	74	618	206	0	0	655	280
Newmarket	0	11	0	0	0	0	0	11
Richmond Hill	24	60	60	0	0	0	84	60
Vaughan	88	94	0	292	0	0	88	386
Whitchurch-Stouffville	9	4	0	0	0	0	9	4
Peel Region	252	451	0	613	0	0	252	1,064
Brampton	179	383	0	0	0	0	179	383
Caledon	50	63	0	0	0	0	50	63
Mississauga	23	5	0	613	0	0	23	618
Halton Region	101	118	10	152	0	0	111	270
Burlington	16	11	10	0	0	0	26	11
Halton Hills	2	19	0	0	0	0	2	19
Milton	69	58	0	51	0	0	69	109
Oakville	14	30	0	101	0	0	14	131
Durham Region	111	207	5	0	0	0	116	207
Ajax	7	28	5	0	0	0	12	28
Brock	0	0	0	0	0	0	0	0
Clarington	34	57	0	0	0	0	34	57
Oshawa	32	53	0	0	0	0	32	53
Pickering	21	48	0	0	0	0	21	48
Scugog	4	0	0	0	0	0	4	0
Uxbridge	0	3	0	0	0	0	0	3
Whitby	13	18	0	0	0	0	13	18
Remainder of Toronto CMA	72	116	0	3	0	0	72	119
Bradford West Gwillimbury	34	73	0	0	0	0	34	73
Town of Mono	0	1	0	3	0	0	0	4
New Tecumseth	35	20	0	0	0	0	35	20
Orangeville	3	22	0	0	0	0	3	22
Toronto CMA	885	1,223	1,885	2,672	228	0	2,998	3,895
Oshawa CMA	79	128	0	0	0	0	79	128
Greater Toronto Area (GTA)	912	1,246	1,895	2,669	228	0	3,035	3,915

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	694	874	23,339	6,409	1,236	183	25,269	7,466
Toronto	233	123	15,228	4,441	598	183	16,059	4,747
East York	43	37	0	105	2	0	45	142
Etobicoke	78	153	2,824	338	0	0	2,902	491
North York	213	365	4,930	1,418	0	0	5,143	1,783
Scarborough	78	174	357	107	184	0	619	281
York	49	22	0	0	452	0	501	22
York Region	2,553	2,459	2,528	2,914	4	5	5,085	5,378
Aurora	137	37	0	280	0	0	137	317
East Gwillimbury	30	45	0	0	0	0	30	45
Georgina Township	142	96	0	0	0	0	142	96
King Township	186	225	0	0	0	0	186	225
Markham	889	852	1,552	1,646	4	5	2,445	2,503
Newmarket	39	220	11	44	0	0	50	264
Richmond Hill	464	360	317	639	0	0	781	999
Vaughan	568	514	622	305	0	0	1,190	819
Whitchurch-Stouffville	98	110	26	0	0	0	124	110
Peel Region	2,036	3,310	667	982	0	0	2,703	4,292
Brampton	1,583	2,598	135	168	0	0	1,718	2,766
Caledon	325	376	0	0	0	0	325	376
Mississauga	128	336	532	814	0	0	660	1,150
Halton Region	1,044	1,073	164	732	115	0	1,323	1,805
Burlington	66	73	50	262	115	0	231	335
Halton Hills	46	262	0	0	0	0	46	262
Milton	511	346	0	313	0	0	511	659
Oakville	421	392	114	157	0	0	535	549
Durham Region	1,062	980	100	35	73	11	1,235	1,026
Ajax	293	254	100	0	0	0	393	254
Brock	3	4	0	0	0	0	3	4
Clarington	261	243	0	0	0	0	261	243
Oshawa	237	228	0	0	73	9	310	237
Pickering	160	102	0	0	0	0	160	102
Scugog	12	14	0	0	0	0	12	14
Uxbridge	9	25	0	0	0	0	9	25
Whitby	87	110	0	35	0	2	87	147
Remainder of Toronto CMA	503	538	12	23	0	0	515	561
Bradford West Gwillimbury	160	281	0	0	0	0	160	281
Town of Mono	66	6	3	10	0	0	69	16
New Tecumseth	218	201	9	13	0	0	227	214
Orangeville	59	50	0	0	0	0	59	50
Toronto CMA	7,226	8,562	26,760	10,798	1,240	188	35,226	19,548
Oshawa CMA	585	581	0	35	73	11	658	627
Greater Toronto Area (GTA)	7,389	8,696	26,798	11,072	1,428	199	35,615	19,967

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2015	0	0.0	0	0.0	1	1.0	9	8.7	94	90.4	104	1,982,500	1,928,712
July 2014	1	1.2	0	0.0	0	0.0	1	1.2	79	97.5	81	1,950,000	2,003,121
Year-to-date 2015	0	0.0	2	0.5	8	2.0	14	3.5	374	94.0	398	1,990,000	1,989,560
Year-to-date 2014	2	0.4	2	0.4	4	0.7	53	9.7	483	88.8	544	1,500,000	1,620,218
Toronto													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,650,000	1,894,417
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	1,472,000	1,902,607
Year-to-date 2014	1	1.2	0	0.0	0	0.0	0	0.0	82	98.8	83	1,295,000	1,513,241
East York													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	1,450,000	1,413,231
Etobicoke													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	1,995,000	2,266,563
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,250,000	2,395,045
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	77	100.0	77	1,980,000	2,100,506
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	11.1	88	88.9	99	1,300,000	1,556,521
North York													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	2,500,000	2,551,286
July 2014	1	2.0	0	0.0	0	0.0	0	0.0	50	98.0	51	1,950,000	2,007,900
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	185	100.0	185	2,380,000	2,396,330
Year-to-date 2014	1	0.4	1	0.4	2	0.7	6	2.2	259	96.3	269	1,899,000	1,901,630
Scarborough													
July 2015	0	0.0	0	0.0	1	3.2	9	29.0	21	67.7	31	939,000	1,005,129
July 2014	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2015	0	0.0	2	3.0	8	12.1	12	18.2	44	66.7	66	899,000	938,076
Year-to-date 2014	0	0.0	1	1.5	2	3.0	28	42.4	35	53.0	66	800,000	891,949
York													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	850,000	923,207

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2015	1	0.6	7	4.0	14	8.0	30	17.0	124	70.5	176	926,945	1,133,356
July 2014	5	2.5	1	0.5	19	9.5	32	15.9	144	71.6	201	895,990	988,144
Year-to-date 2015	90	6.0	56	3.7	173	11.4	278	18.4	914	60.5	1,511	889,990	969,331
Year-to-date 2014	91	5.8	52	3.3	251	15.9	346	21.9	841	53.2	1,581	825,990	863,734
Aurora													
July 2015	0	0.0	0	0.0	0	0.0	15	100.0	0	0.0	15	734,900	735,809
July 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	6	4.9	65	53.3	51	41.8	122	742,990	867,730
Year-to-date 2014	0	0.0	1	2.7	26	70.3	8	21.6	2	5.4	37	589,990	640,721
East Gwillimbury													
July 2015	1	10.0	3	30.0	5	50.0	0	0.0	1	10.0	10	627,490	628,890
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	9	32.1	11	39.3	6	21.4	1	3.6	1	3.6	28	494,990	545,773
Year-to-date 2014	15	65.2	6	26.1	0	0.0	2	8.7	0	0.0	23	449,990	459,773
Georgina Township													
July 2015	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	--	--
July 2014	5	55.6	0	0.0	0	0.0	2	22.2	2	22.2	9	--	--
Year-to-date 2015	77	68.1	19	16.8	4	3.5	6	5.3	7	6.2	113	405,940	472,058
Year-to-date 2014	52	73.2	2	2.8	2	2.8	4	5.6	11	15.5	71	369,990	490,695
King Township													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	1,130,000	1,220,075
July 2014	0	0.0	0	0.0	0	0.0	1	2.7	36	97.3	37	935,990	1,084,184
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	1.9	158	98.1	161	1,183,990	1,222,365
Year-to-date 2014	0	0.0	1	0.6	1	0.6	16	10.2	139	88.5	157	885,000	1,006,328
Markham													
July 2015	0	0.0	0	0.0	4	26.7	4	26.7	7	46.7	15	745,990	979,923
July 2014	0	0.0	0	0.0	11	26.8	8	19.5	22	53.7	41	837,490	795,405
Year-to-date 2015	0	0.0	1	0.3	64	17.2	107	28.7	201	53.9	373	869,990	895,125
Year-to-date 2014	0	0.0	2	0.5	87	23.5	99	26.8	182	49.2	370	799,990	884,536
Newmarket													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	754,900	770,082
Year-to-date 2015	1	5.3	0	0.0	0	0.0	12	63.2	6	31.6	19	774,900	767,379
Year-to-date 2014	23	11.3	37	18.2	42	20.7	92	45.3	9	4.4	203	639,900	626,275
Richmond Hill													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,598,000	1,752,462
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	1,362,950	1,416,110
Year-to-date 2015	1	0.6	0	0.0	13	7.4	30	17.0	132	75.0	176	1,003,995	1,203,892
Year-to-date 2014	0	0.0	0	0.0	1	0.4	43	16.3	220	83.3	264	905,990	1,061,299
Vaughan													
July 2015	0	0.0	0	0.0	5	6.7	3	4.0	67	89.3	75	973,990	1,240,670
July 2014	0	0.0	1	1.6	7	11.3	12	19.4	42	67.7	62	884,400	921,644
Year-to-date 2015	1	0.2	4	1.0	41	9.8	22	5.3	350	83.7	418	999,990	1,109,205
Year-to-date 2014	0	0.0	1	0.3	73	20.7	52	14.8	226	64.2	352	881,945	902,602
Whitchurch-Stouffville													
July 2015	0	0.0	1	11.1	0	0.0	8	88.9	0	0.0	9	--	--
July 2014	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2015	1	1.0	21	20.8	39	38.6	32	31.7	8	7.9	101	604,990	686,903
Year-to-date 2014	1	1.0	2	1.9	19	18.3	30	28.8	52	50.0	104	796,495	828,254

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2015	62	29.2	65	30.7	14	6.6	34	16.0	37	17.5	212	524,990	637,945
July 2014	25	9.3	47	17.5	120	44.6	60	22.3	17	6.3	269	603,900	617,753
Year-to-date 2015	157	12.7	269	21.8	328	26.5	291	23.5	191	15.5	1,236	610,945	664,350
Year-to-date 2014	260	13.6	477	24.9	530	27.7	434	22.7	214	11.2	1,915	596,900	628,626
Brampton													
July 2015	62	42.8	58	40.0	3	2.1	3	2.1	19	13.1	145	459,990	539,272
July 2014	22	9.2	40	16.7	108	45.0	55	22.9	15	6.3	240	611,900	618,960
Year-to-date 2015	157	15.6	253	25.2	281	28.0	226	22.5	87	8.7	1,004	583,945	602,660
Year-to-date 2014	246	16.4	419	27.9	430	28.6	315	20.9	94	6.3	1,504	577,990	592,682
Caledon													
July 2015	0	0.0	7	14.0	11	22.0	31	62.0	1	2.0	50	650,900	629,000
July 2014	3	10.7	7	25.0	12	42.9	4	14.3	2	7.1	28	602,900	601,257
Year-to-date 2015	0	0.0	16	11.3	47	33.1	64	45.1	15	10.6	142	650,900	670,003
Year-to-date 2014	14	5.4	58	22.4	100	38.6	66	25.5	21	8.1	259	602,900	619,291
Mississauga													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,250,000	1,505,882
July 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.1	89	98.9	90	1,275,000	1,343,620
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	34.9	99	65.1	152	950,000	1,000,189
Halton Region													
July 2015	0	0.0	40	48.8	12	14.6	5	6.1	25	30.5	82	579,945	745,048
July 2014	0	0.0	16	17.0	27	28.7	33	35.1	18	19.1	94	662,995	788,325
Year-to-date 2015	2	0.3	253	40.7	78	12.6	56	9.0	232	37.4	621	609,900	912,673
Year-to-date 2014	1	0.2	65	10.7	113	18.6	263	43.3	165	27.2	607	712,990	862,422
Burlington													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 2014	0	0.0	0	0.0	5	41.7	2	16.7	5	41.7	12	702,500	1,554,654
Year-to-date 2015	0	0.0	0	0.0	1	3.3	4	13.3	25	83.3	30	1,350,000	1,500,232
Year-to-date 2014	1	2.0	0	0.0	18	36.0	10	20.0	21	42.0	50	717,495	1,397,954
Halton Hills													
July 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
July 2014	0	0.0	0	0.0	6	31.6	10	52.6	3	15.8	19	679,900	753,557
Year-to-date 2015	0	0.0	1	2.6	5	12.8	14	35.9	19	48.7	39	789,900	905,474
Year-to-date 2014	0	0.0	18	10.8	61	36.7	73	44.0	14	8.4	166	650,900	681,975
Milton													
July 2015	0	0.0	40	67.8	12	20.3	4	6.8	3	5.1	59	521,990	564,005
July 2014	0	0.0	16	47.1	15	44.1	3	8.8	0	0.0	34	551,400	562,967
Year-to-date 2015	0	0.0	252	73.9	71	20.8	4	1.2	14	4.1	341	521,900	566,943
Year-to-date 2014	0	0.0	46	54.1	24	28.2	14	16.5	1	1.2	85	539,900	565,447
Oakville													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,109,990	1,162,125
July 2014	0	0.0	0	0.0	1	3.4	18	62.1	10	34.5	29	749,990	758,215
Year-to-date 2015	2	0.9	0	0.0	1	0.5	34	16.1	174	82.5	211	1,000,000	1,389,204
Year-to-date 2014	0	0.0	1	0.3	10	3.3	166	54.2	129	42.2	306	770,000	955,299

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2015	37	41.1	30	33.3	15	16.7	2	2.2	6	6.7	90	477,400	498,670
July 2014	78	53.1	28	19.0	30	20.4	8	5.4	3	2.0	147	440,072	475,625
Year-to-date 2015	324	37.4	248	28.6	162	18.7	95	11.0	37	4.3	866	494,100	514,878
Year-to-date 2014	296	39.4	165	21.9	152	20.2	107	14.2	32	4.3	752	487,995	519,451
Ajax													
July 2015	1	20.0	2	40.0	1	20.0	1	20.0	0	0.0	5	--	--
July 2014	3	11.5	13	50.0	10	38.5	0	0.0	0	0.0	26	515,800	523,785
Year-to-date 2015	72	28.0	69	26.8	50	19.5	61	23.7	5	1.9	257	530,000	551,187
Year-to-date 2014	9	4.4	56	27.5	76	37.3	61	29.9	2	1.0	204	601,100	601,932
Brock													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
July 2015	22	66.7	6	18.2	5	15.2	0	0.0	0	0.0	33	390,490	428,381
July 2014	49	83.1	6	10.2	2	3.4	2	3.4	0	0.0	59	379,990	392,744
Year-to-date 2015	151	64.3	45	19.1	26	11.1	11	4.7	2	0.9	235	394,990	436,187
Year-to-date 2014	137	73.3	23	12.3	13	7.0	11	5.9	3	1.6	187	379,990	415,289
Oshawa													
July 2015	11	33.3	13	39.4	8	24.2	1	3.0	0	0.0	33	485,000	498,434
July 2014	20	80.0	3	12.0	0	0.0	2	8.0	0	0.0	25	389,900	419,860
Year-to-date 2015	81	38.2	79	37.3	46	21.7	5	2.4	1	0.5	212	487,990	486,908
Year-to-date 2014	123	64.7	40	21.1	18	9.5	8	4.2	1	0.5	190	416,990	442,736
Pickering													
July 2015	3	50.0	0	0.0	0	0.0	0	0.0	3	50.0	6	--	--
July 2014	0	0.0	3	20.0	9	60.0	2	13.3	1	6.7	15	590,000	610,573
Year-to-date 2015	3	4.6	15	23.1	20	30.8	7	10.8	20	30.8	65	616,100	666,480
Year-to-date 2014	0	0.0	4	8.9	18	40.0	12	26.7	11	24.4	45	666,600	723,591
Scugog													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2015	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2014	3	12.0	11	44.0	6	24.0	4	16.0	1	4.0	25	500,000	555,666
Whitby													
July 2015	0	0.0	9	69.2	1	7.7	0	0.0	3	23.1	13	524,990	598,657
July 2014	5	26.3	3	15.8	7	36.8	2	10.5	2	10.5	19	580,000	623,623
Year-to-date 2015	10	11.4	39	44.3	19	21.6	11	12.5	9	10.2	88	535,495	587,880
Year-to-date 2014	24	23.8	31	30.7	21	20.8	11	10.9	14	13.9	101	522,990	590,104

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2015	9	12.9	32	45.7	25	35.7	3	4.3	1	1.4	70	533,990	548,851
July 2014	28	59.6	15	31.9	0	0.0	3	6.4	1	2.1	47	429,990	455,861
Year-to-date 2015	208	46.6	120	26.9	76	17.0	34	7.6	8	1.8	446	455,990	495,548
Year-to-date 2014	272	70.3	73	18.9	3	0.8	12	3.1	27	7.0	387	398,990	461,697
Bradford West Gwillimbury													
July 2015	0	0.0	20	58.8	13	38.2	1	2.9	0	0.0	34	549,740	549,005
July 2014	8	40.0	10	50.0	0	0.0	1	5.0	1	5.0	20	451,990	487,640
Year-to-date 2015	41	26.8	75	49.0	27	17.6	5	3.3	5	3.3	153	477,990	525,212
Year-to-date 2014	107	61.1	36	20.6	1	0.6	5	2.9	26	14.9	175	424,990	526,763
Town of Mono													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2015	5	7.5	2	3.0	36	53.7	23	34.3	1	1.5	67	644,990	637,897
Year-to-date 2014	6	35.3	7	41.2	0	0.0	3	17.6	1	5.9	17	459,900	558,518
New Tecumseth													
July 2015	7	21.2	11	33.3	12	36.4	2	6.1	1	3.0	33	533,990	557,354
July 2014	14	87.5	1	6.3	0	0.0	1	6.3	0	0.0	16	381,490	404,709
Year-to-date 2015	141	72.7	35	18.0	13	6.7	3	1.5	2	1.0	194	399,990	430,448
Year-to-date 2014	139	82.2	25	14.8	2	1.2	3	1.8	0	0.0	169	369,990	390,152
Orangeville													
July 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
July 2014	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2015	21	65.6	8	25.0	0	0.0	3	9.4	0	0.0	32	430,900	450,347
Year-to-date 2014	20	76.9	5	19.2	0	0.0	1	3.8	0	0.0	26	403,450	425,483
Toronto CMA													
July 2015	76	11.7	146	22.5	67	10.3	82	12.6	278	42.8	649	679,990	974,603
July 2014	63	8.7	95	13.1	182	25.1	129	17.8	255	35.2	724	674,445	867,841
Year-to-date 2015	539	11.9	785	17.4	733	16.2	737	16.3	1,719	38.1	4,513	679,990	888,288
Year-to-date 2014	637	12.1	740	14.1	983	18.7	1,175	22.3	1,723	32.8	5,258	681,628	808,729
Oshawa CMA													
July 2015	33	41.8	28	35.4	14	17.7	1	1.3	3	3.8	79	474,000	485,664
July 2014	74	71.8	12	11.7	9	8.7	6	5.8	2	1.9	103	389,990	441,915
Year-to-date 2015	242	45.2	163	30.5	91	17.0	27	5.0	12	2.2	535	469,990	481,237
Year-to-date 2014	284	59.4	94	19.7	52	10.9	30	6.3	18	3.8	478	416,740	463,137
Greater Toronto Area													
July 2015	100	15.1	142	21.4	56	8.4	80	12.0	286	43.1	664	680,490	965,776
July 2014	109	13.8	92	11.6	196	24.7	134	16.9	261	33.0	792	649,990	847,304
Year-to-date 2015	573	12.4	828	17.9	749	16.2	734	15.8	1,748	37.7	4,632	674,945	883,052
Year-to-date 2014	650	12.0	761	14.1	1,050	19.4	1,203	22.3	1,735	32.1	5,399	677,900	808,464

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2015

Submarket	July 2015	July 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	1,928,712	2,003,121	-3.7	1,989,560	1,620,218	22.8
Toronto	1,894,417	--	n/a	1,902,607	1,513,241	25.7
East York	--	--	n/a	--	1,413,231	n/a
Etobicoke	2,266,563	2,395,045	-5.4	2,100,506	1,556,521	34.9
North York	2,551,286	2,007,900	27.1	2,396,330	1,901,630	26.0
Scarborough	1,005,129	--	n/a	938,076	891,949	5.2
York	--	--	n/a	--	923,207	n/a
York Region	1,133,356	988,144	14.7	969,331	863,734	12.2
Aurora	735,809	--	n/a	867,730	640,721	35.4
East Gwillimbury	628,890	--	n/a	545,773	459,773	18.7
Georgina Township	--	--	n/a	472,058	490,695	-3.8
King Township	1,220,075	1,084,184	12.5	1,222,365	1,006,328	21.5
Markham	979,923	795,405	23.2	895,125	884,536	1.2
Newmarket	--	770,082	n/a	767,379	626,275	22.5
Richmond Hill	1,752,462	1,416,110	23.8	1,203,892	1,061,299	13.4
Vaughan	1,240,670	921,644	34.6	1,109,205	902,602	22.9
Whitchurch-Stouffville	--	--	n/a	686,903	828,254	-17.1
Peel Region	637,945	617,753	3.3	664,350	628,626	5.7
Brampton	539,272	618,960	-12.9	602,660	592,682	1.7
Caledon	629,000	601,257	4.6	670,003	619,291	8.2
Mississauga	1,505,882	--	n/a	1,343,620	1,000,189	34.3
Halton Region	745,048	788,325	-5.5	912,673	862,422	5.8
Burlington	--	1,554,654	n/a	1,500,232	1,397,954	7.3
Halton Hills	--	753,557	n/a	905,474	681,975	32.8
Milton	564,005	562,967	0.2	566,943	565,447	0.3
Oakville	1,162,125	758,215	53.3	1,389,204	955,299	45.4
Durham Region	498,670	475,625	4.8	514,878	519,451	-0.9
Ajax	--	523,785	n/a	551,187	601,932	-8.4
Brock	--	--	n/a	--	--	n/a
Clarington	428,381	392,744	9.1	436,187	415,289	5.0
Oshawa	498,434	419,860	18.7	486,908	442,736	10.0
Pickering	--	610,573	n/a	666,480	723,591	-7.9
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	555,666	n/a
Whitby	598,657	623,623	-4.0	587,880	590,104	-0.4
Remainder of Toronto CMA	548,851	455,861	20.4	495,548	461,697	7.3
Bradford West Gwillimbury	549,005	487,640	12.6	525,212	526,763	-0.3
Town of Mono	--	--	n/a	637,897	558,518	14.2
New Tecumseth	557,354	404,709	37.7	430,448	390,152	10.3
Orangeville	--	--	n/a	450,347	425,483	5.8
Toronto CMA	974,603	867,841	12.3	888,288	808,729	9.8
Oshawa CMA	485,664	441,915	9.9	481,237	463,137	3.9
Greater Toronto Area (GTA)	965,776	847,304	14.0	883,052	808,464	9.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,644	9,596	12,923	59.2	552,575	4.9	575,008
	February	6,338	10.6	7,984	10,503	12,665	63.0	596,163	7.8	590,825
	March	8,940	10.6	8,192	15,531	13,446	60.9	613,933	10.1	602,736
	April	11,303	16.5	8,479	18,117	13,373	63.4	635,932	10.0	609,322
	May	11,706	5.7	8,714	18,697	13,450	64.8	649,599	11.0	617,534
	June	11,992	17.8	8,805	17,746	13,481	65.3	639,184	12.3	623,833
	July	9,880	7.4	8,710	14,699	13,240	65.8	609,236	10.6	622,637
	August									
	September									
	October									
	November									
	December									
	Q2 2014	30,965	6.6		53,017			577,571	8.3	
	Q2 2015	35,001	13.0		54,560			641,617	11.1	
	YTD 2014	58,110	4.7		102,752			564,516	8.1	
	YTD 2015	64,514	11.0		104,889			622,346	10.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
July 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	459	-5.9	778	791	961	80.9	392,353	18.4	398,707
	February	593	-17.2	699	1,002	1,123	62.2	370,120	6.2	370,209
	March	900	0.1	782	1,488	1,222	64.0	376,923	8.7	375,935
	April	1,090	-4.8	819	1,631	1,223	67.0	386,589	9.4	378,868
	May	1,268	13.0	932	1,738	1,262	73.9	387,382	9.1	380,128
	June	1,109	7.9	887	1,554	1,285	69.0	393,461	9.7	384,596
	July	1,063	12.1	932	1,479	1,397	66.7	393,111	9.5	388,114
	August	868	-3.1	860	1,142	1,181	72.9	386,036	8.1	387,971
	September	930	15.7	958	1,382	1,251	76.6	397,776	13.1	396,943
	October	929	6.8	922	1,194	1,244	74.1	390,725	8.5	394,535
	November	690	1.6	830	840	1,169	71.0	398,712	8.3	401,313
	December	444	4.7	862	412	1,203	71.7	384,405	7.7	401,938
2015	January	487	6.1	834	818	997	83.7	409,814	4.5	416,591
	February	699	17.9	825	1,028	1,169	70.6	420,532	13.6	420,098
	March	1,043	15.9	917	1,427	1,183	77.5	428,876	13.8	427,101
	April	1,250	14.7	932	1,692	1,257	74.1	437,473	13.2	429,317
	May	1,259	-0.7	922	1,734	1,253	73.6	445,611	15.0	437,199
	June	1,416	27.7	1,134	1,693	1,398	81.2	451,400	14.7	441,340
	July	1,120	5.4	974	1,412	1,323	73.6	448,585	14.1	443,241
	August									
	September									
	October									
	November									
	December									
	Q2 2014	3,467	5.2		4,923			389,077	9.4	
	Q2 2015	3,925	13.2		5,119			445,108	14.4	
	YTD 2014	6,482	2.1		9,683			386,549	9.8	
	YTD 2015	7,274	12.2		9,804			438,591	13.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
July 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64	124.5	127.7	3,115	7.3	66.1	944
	May	561	2.89	4.64	125.1	128.5	3,141	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,168	6.9	66.8	954
	July	561	2.89	4.64		129.2	3,199	6.6	67.1	968
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64	124.5	127.7	200.3	7.9	67.9	1,027
	May	561	2.89	4.64	125.1	128.5	198.0	7.9	67.1	1,025
	June	561	2.89	4.64	125.9	128.8	195.0	7.5	65.7	1,005
	July	561	2.89	4.64		129.2	189.7	7.4	63.8	989
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"Intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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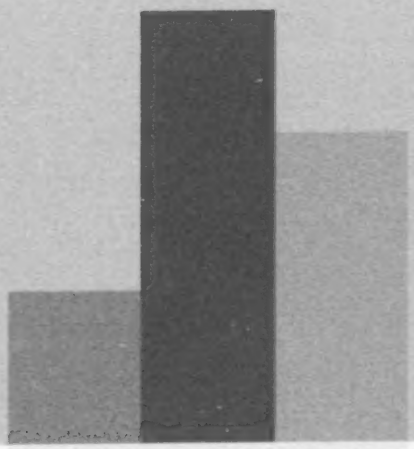

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
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